

# ABSOLUTE AUCTION

## SOUTH LEE, MASSACHUSETTS

### 10 GUEST ROOM *BED & BREAKFAST* *“FEDERAL HOUSE INN”*



## SATURDAY, MAY 15TH AT 11:00 A.M.

### ABSOLUTE AUCTION – SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

The Federal House Inn is a beautifully restored, historic 1824 Greek Revival home that was transformed into a 10 Room Bed & Breakfast with bright sunny guestrooms, three with fireplaces.

Set deep on a broad lawn of beautifully landscaped grounds, the Federal House Inn is a lovingly restored, gracious 1824 historic home framed by ancient copper beech trees and stately pines. The common areas are warm and inviting with soft music, comfortable furniture, antiques and wood burning fireplaces. Each guestroom has its own unique ambiance. All are bright and sunny with private baths and individual air conditioning in the warm weather.

The property consists of approximately 2 \_ Acres of land, zoned R-B / Rural Business and has approximately 150 feet of frontage. The property is “L” shaped, and serviced by Town water and sewer. There is adequate on-site parking to accommodate all guests

Improved with a 2 1/2 Story Brick & Wood Framed Greek Revival Style Home. Total of 15 Rooms, 10 Bedrooms, 12 Baths. Approx. 5,900 S/F of Living Area. Commercial Kitchen. Basement with Laundry Area. Oil Heat. Combination Central and Window Style Air Conditioning. (3) Fireplaces. Town Water and Town Sewer.

*INSPECTION: Sunday, May 9th-11:00 AM to 1:00 PM*

*Visit our Webstie at [WWW.POSNIK.COM](http://WWW.POSNIK.COM) for Detailed Bidder's Informational Package*

#### DIRECTIONS:

**From Boston:** Take the Massachusetts Turnpike (I 90) west to Exit #2 (Lee). Turn left at the bottom of the exit ramp and take a quick right onto Route 102 West. Drive 3 miles and the Federal House Inn is on your right.

**From New York:** Take the Taconic Parkway north to I-90 East. This becomes the Massachusetts Turnpike. Take exit #2 (Lee). Turn left at the bottom of the exit ramp and take a quick right onto Route 102 West. Drive 3 miles and the Federal House Inn is on your right.

**From New Jersey:** Take the New York State Thruway (1-87) north to I-90 East. This becomes the Massachusetts Turnpike. Take exit #2 (Lee). Turn left at the bottom of the exit ramp and take a quick right onto Route 102 West. Drive 3 miles and the Federal House Inn is on your right.

**TERMS OF SALE:** \$50,000.00 Initial Deposit is required at time of auction, Cash or Certified Funds. Deposit must be increased to an amount equal to 10% of the Purchase Price within 3 business days. 5% Buyer's Premium applies. Other terms to be announced at time of sale.

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Est. 1932

MA Auc. Lic. #161 • PA Lic. #AU-0038-R

# ABSOLUTE AUCTION



## *Federal House Inn*

- 10 Guest Room Bed & Breakfast •

**"In the Heart of the Berkshire Mountains"**

1560 Pleasant Street (Route 102) • South Lee, Massachusetts

To be sold on the premises

**SATURDAY, MAY 15th at 11:00 AM**

**Aaron Posnik**

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Penn. Auc. Lic. #AU-0038-R  
Est. 1932

Visit our Website @ [www.posnik.com](http://www.posnik.com)

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

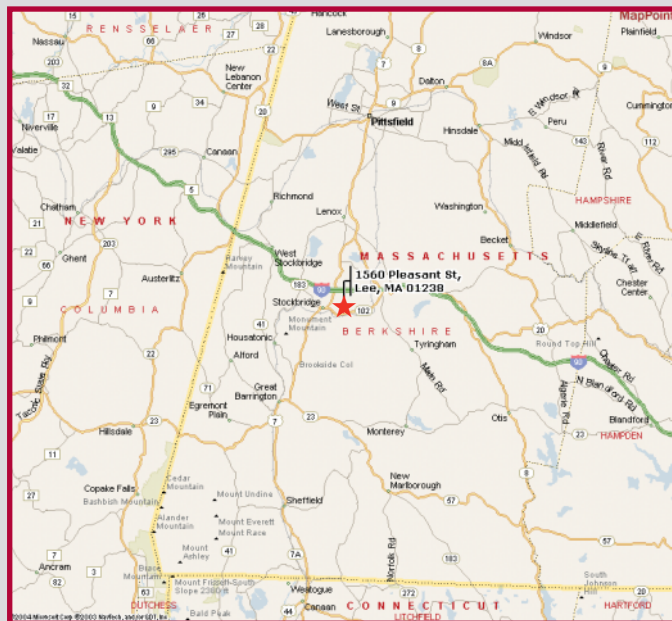
Aaron Posnik & Co., Inc.  
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

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Springfield, MA 01103

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RETURN SERVICE REQUESTED

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*Historic*

## **Federal House Inn** *10 Guest Room Bed & Breakfast*

**SATURDAY, MAY 15th at 11:00 AM**

- A Gracious, Comfortable Bed & Breakfast.
- 10 Tastefully Appointed Guest Rooms.
  - Large Owner's Suite.
- Centrally Located in Historic South Lee.
- One Mile from Stockbridge, Minutes from Lenox, Tanglewood, Jacob's Pillow, Hiking, Skiing and Biking.

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